

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: OCTOBER 4, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: DIR-15794 - APPLICANT/OWNER: CITY OF LAS VEGAS

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend APPROVAL.

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request to amend the Las Vegas Downtown Centennial Plan. The Plan has been reorganized for easier use and updated to current standards. One new sub-district, the East Fremont (Entertainment) District has been created with its own unique development standard. The entire Plan was updated and standardized for consistency throughout. New additions address construction, noise, temporary parking and signage, outdoor dining, streetscape standards and uniform utility guidelines among others.

BACKGROUND INFORMATION

A) *Related Actions*

- 07/05/00 The City Council adopted the Las Vegas Downtown Centennial Plan. The Planning Commission recommended the document be adopted at its meeting on 04/27/00.
- 12/04/02 The City Council adopted Ordinance No. 5550 that updated various design standards as part of the Downtown Centennial Plan and applicable to the Downtown Overlay District.
- 02/05/03 The City Council adopted Ordinance No. 5566 that established standards for outdoor dining in the Downtown Overlay District of the Las Vegas Downtown Centennial Plan.
- 08/13/03 The City Council adopted GPA-2591 to amend the Las Vegas Downtown Centennial Plan to include a revised definition of the boundaries of the Arts District, to include design standards for the Arts District, to establish permissible uses for the Arts District, to provide corrected station locations of the Las Vegas Monorail and establish standards for development adjacent to the monorail route, to revise elements of the streetscape and design standards, and to correct the Downtown Las Vegas Centennial boundaries.
- 11/05/03 The City Council adopted GPA-3000 to amend the Las Vegas Downtown Centennial Plan to include urban trail objectives and locations.
- 11/05/03 The City Council adopted GPA-3130 to amend the Las Vegas Downtown Centennial Plan to include a revised definition of the boundaries of the Arts District, to revise the design standards for the Arts District, to include a revised definition of the boundaries of the Office District, and to correct minor elements of the Downtown Centennial Plan.

- 10/21/04 The City Council adopted GPA-5015 to amend the Las Vegas Downtown Centennial Plan to include the Scenic Byway urban trail along both sides of Las Vegas Boulevard between Sahara and Washington Avenues.
- 09/21/05 The City Council adopted Resolution 85-2005 adopting “18b The Las Vegas Arts District” as the official name of the Downtown Arts District in the Las Vegas Downtown Centennial Plan.
- 11/17/05 The Planning Commission held this in abeyance until 12/01/05 for further review.
- 12/01/05 The Planning Commission held this in abeyance for the second time until 12/15/05 for further review.
- 12/15/05 The Planning Commission held this in abeyance for the third time until 01/26/06 for additional review.
- 01/26/06 The Planning Commission recommended approval of this item to City Council.
- 09/07/06 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #60/yk).

ANALYSIS

The proposed revisions to the Downtown Centennial Plan are intended to make the document easier to use, revise development standards to reflect the current development pattern in the area and to address issues and standards that are not addressed in the current document. As previously noted, one new district is being created within the existing boundaries of the Centennial Plan area: The East Fremont (Entertainment) District. The East Fremont District boundaries are those of the overlay district established by Title 19.06, and the development standards are specific to the intended uses in that area.

Minor changes are proposed to the streetscape and development standards throughout the Centennial Plan area, in order to address some of the issues that have arisen in the entitlement process. Streetscape requirements have been standardized and simplified, and specific landscape materials have been identified. Outdated development standards, such as the building setback requirement, have been eliminated as other requirements are providing the level of urban design required for the downtown area. Language regarding utilities has also been modified to address the forthcoming utility plan for downtown. Several additions have been made to the list of permitted uses for the Arts District and Union Park, to reflect the needs of those specific sub-areas.

In addition, new maps have been included to reflect changes for transportation in the downtown area. The BRT (Bus Rapid Transit) line that is proposed to connect the Monorail with Fremont Street and Union Park is included in the document, as is the proposed realignment of Casino

Center Boulevard and Third Street. Minor revisions to the Bonneville/Clark one-way couplet have also been included, as has the change in the location of the downtown transit center, and a new proposal for pedestrian improvements and on-street parking for the First Street corridor.

Finally, standards have been added to address construction fencing, temporary signage, and temporary parking lots. Language has been added to address construction noise, and the outdoor dining standards have been modified and expanded.

The specific changes to the Downtown Centennial Plan include the following:

MAPS	EXISTING	PROPOSED
East Fremont (Entertainment) District	N/A	Is entered as a sub-district of East Fremont
Casino Center District	Two blocks bounded by Bridger/LVB/Carson/2 nd Street are in the Office Core	Both blocks have been moved to the Casino Center District
Downtown Urban Trails	N/A	Trails map is now in the Plan
Urban Pathways Map	N/A	Incorporated within the Trails Map
Bus Rapid Transit (BRT)	N/A	BRT map now in the Plan
Office Core Transportation/Access Map	In the Plan	Has been updated
Arts Urban Trail	Along Casino Center	Has been moved to First Street
DISTRICTS	EXISTING	PROPOSED
Entertainment District	N/A	New sub-district
Boundary Descriptions	Verbiage differed from maps	Verbiage & maps now match

SIDEWALKS	EXISTING	PROPOSED
Width	Varies form 8' to 13'	All widths will be ten (10') feet
Height differential	N/A	Must be within the building footprint
Arcades, awnings & canopies	Recommended	Required on all new projects but can be waived via Minor Site Plan Amendment process
Decorative/Colored concrete	Required on entire length	Eliminated
TRANSPORTATION	EXISTING	PROPOSED
First Street Redesign	N/A	Chokers at all intersections between Boulder & Carson.
Casino Center/3 rd Street Realignment	N/A	Casino Center will be realigned at Charleston to intersect with 3 rd Street
On-street Valet Parking Service	N/A	Permitted with conditions by the City Traffic Engineer
Boulder Street	N/A	Closed and made into a plaza with public art (AGAM Project)
UTILITIES	EXISTING	PROPOSED
Utility Vaults	N/A	All new utility vaults must be placed underground or within the building footprint
Utility Lines	N/A	All new utility lines must be placed underground from the nearest street to the project
CONSTRUCTION	EXISTING	PROPOSED

Noise	N/A	All of the Centennial Plan area is considered commercial as it relates to the Noise Ordinance.
Temporary Parking Lots	N/A	Up to 36-months, must have a solid surface and required streetscape amenities but landscaping is not necessarily required
Construction Fences	N/A	Can be up to 12' high with approval of Director of Planning Department. Must be a solid surface and be painted.
Construction Signs	N/A	Permitted on same site and construction yard sites only
Real Estate Signs	N/A	Permitted on construction fencing. Freestanding signs must adhere to Title 19.14.090
SITE PLANNING ISSUES	EXISTING	PROPOSED
Building step-backs	Required @ 4 th , 11 th , 18 th stories	Not required
Landscape requirements	Referred to LV Urban Design Guidelines and Standards	Detailed landscaping requirements are included in each district
Walls/fences	Standards are same in all districts	A separate design standard was formed for the Northern Strip Gateway that allows eight (8') foot high walls/fences along all sides of properties in non-residentially zoned properties
Encroachments	N/A	No aerial encroachments are permitted.
NEW ISSUES	EXISTING	PROPOSED

Scenic Byway Signs	Requires all new signs to have at least 75% neon	Encourages the restoration of historic neon signs and there placement within the median along Las Vegas Boulevard between Sahara & Washington Avenues
Fractional Ownership of Property	N/A	Up to 25% of a project can have Fractional ownership in 18b The Las Vegas Arts District via a Special Use Permit
Horse-drawn Carriage Business	N/A	A permitted use within the Centennial Plan Area via a Special Use Permit
Historic Preservation	N/A	A Free-standing section
Union Park Design Standards	Covered in Title 19	Now addressed within the Plan
Types of Trees	N/A	Southern Live Oak, Shoestring Acacia & African Sumac are suggested for shade trees. Deglet-Noor Date Palms are suggested for palm trees
Outdoor activities on Private Property	N/A	Permitted without a TCP when on private property with conditions. Only within the Entertainment and 18b The Las Vegas Arts Districts.
Parkway Design Review	PC-ARC Review Process	PC-ARC eliminated.
Temporary Parking	N/A	Interior landscaping waived via a Minor Review of SDR
Right-of-way landscaping	N/A	Requires an encroachment agreement from Public Works prior to installation.
Union Park Land Uses	N/A	Conventions/Stadium and Nightclubs are permitted.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED NEWSPAPER ONLY

APPROVALS 0

PROTESTS 0